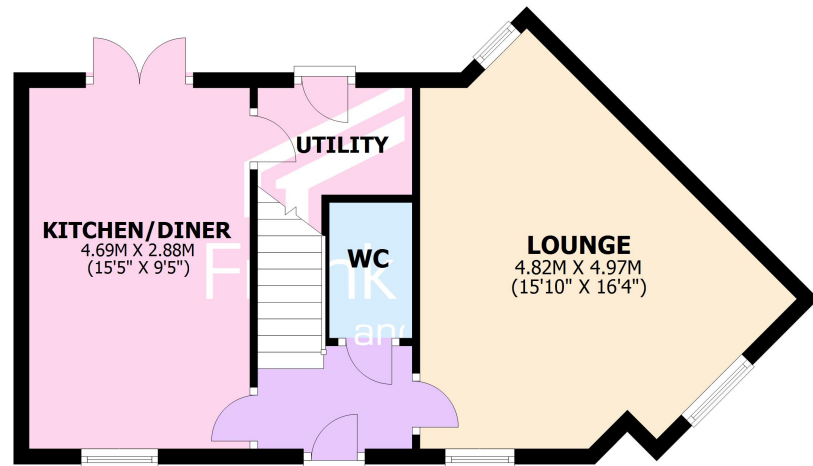


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

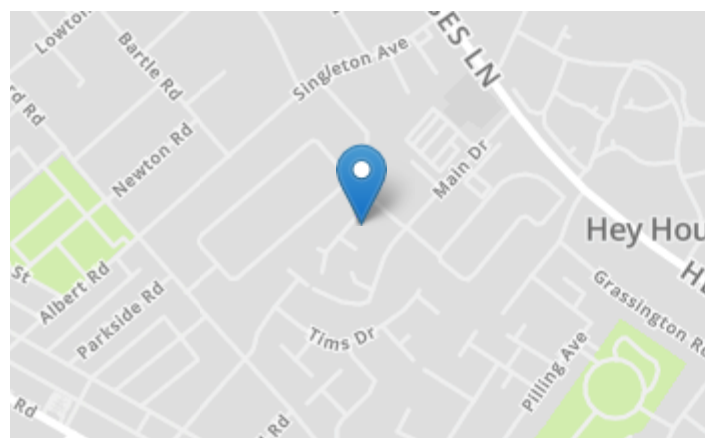
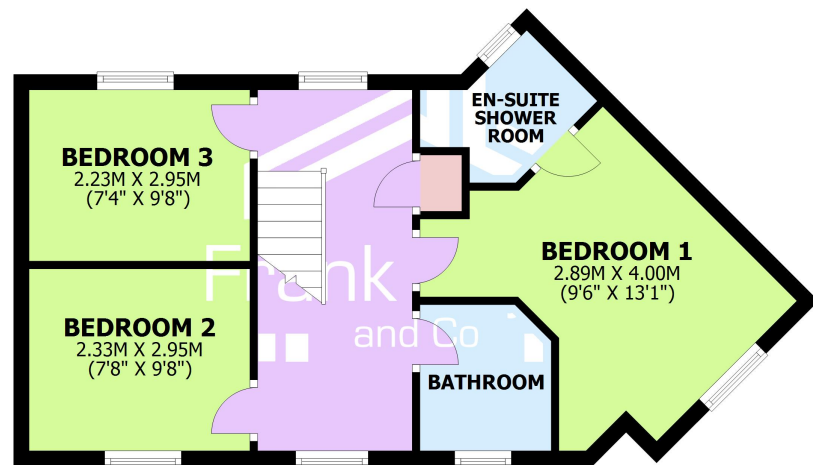
GROUND FLOOR

APPROX. 41.6 SQ. METRES (448.0 SQ. FEET)



FIRST FLOOR

APPROX. 41.6 SQ. METRES (447.8 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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**1 Buckley Grove,
Lytham St Annes, Lancashire, FY8 3FP**



- Semi Detached New Build Family Home
- No Onward Chain
- Reception & Fitted Dining Kitchen
- 3 Bedrooms & 2 Bathrooms
- Enclosed Garden To The Rear
- Garage & Allocated Parking Space
- Viewing Highly Recommended

£242,500

Leasehold
Energy Efficiency Rating: B



1 Buckley Grove,

Lytham St Annes, Lancashire, FY8 3FP

£242,500

This Chain Free Semi Detached Modern Family Home is in a very desirable location, being close to Booths, several schools and transport links. The property is presented to the highest standard and comprises a reception, fitted dining kitchen, cloaks, 3 bedrooms, 2 bathrooms. There is an enclosed garden to the rear, garage and driveway. Early Viewing is Highly Recommended!

Tenure: Leasehold

Council Tax: D



Ground Floor

Entrance Hall

Stairs to first floor, door to:

Lounge 4.97m (16'4") x 4.82m (15'10")

Two double glazed windows to front, double glazed window to rear, two radiators, TV point.

Kitchen/Diner 4.69m (15'5") x 2.88m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer and dishwasher, built-in oven, built-in five ring gas hob with extractor hood over, built-in microwave, double glazed window to front, radiator, French doors to rear garden, door to:

Utility 2.01m (6'7") x 1.39m (4'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, radiator, wall mounted concealed combination boiler, door to rear garden.

WC

Fitted with two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, and WC, extractor fan, radiator.

First Floor

Landing

Double glazed window to front, double glazed window to rear, radiator, door to storage cupboard, door to:

Bedroom 1 4.00m (13'1") x 3.20m (10'6")

Double glazed window to front, built-in double wardrobe, radiator, TV point, door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed shower enclosure with fitted shower, corner pedestal wash hand basin with mixer tap, and WC, part tiled walls, extractor fan, obscure double glazed window to rear, radiator.

Bedroom 2 2.95m (9'8") x 2.33m (7'8")

Double glazed window to front, radiator.

Bedroom 3 2.95m (9'8") x 2.23m (7'4")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom

Fitted with three piece suite comprising bath with separate shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, extractor fan.

External

Brick-built garage with up-and-over door and off street parking space in front. Enclosed rear garden, mainly laid to lawn, space for garden shed.

